

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday August 3, 2009, 7:30 p.m.
Or upon completion of Inland Wetland Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

7/20/09

Scheduled Business

7:30 p.m. Public Hearing

Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284

Reports from Director of Planning, Assistant Town Engineer, Fire Marshal

Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- D. Other

Old Business

1. Gravel Permit Renewal/Modification Request, Green Property, 1090 Stafford Road PZC File #1258
2. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue
Report from Director of Planning
3. Special Permit Conversion, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2
(To be tabled-Public Hearing scheduled for 9/8/09)
4. Other

New Business

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Other

Communications and Bills

1. 8/12/09 ZBA Public Hearing Notice
2. Updated UConn Housing Data
3. 7/30/09 Letter from PZC Re: Windham Regional Land Use Plan
4. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, July 20, 2009
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, P. Kochenburger, K. Holt, P. Plante,
B. Pociask
Members absent: J. Goodwin, R. Hall, B. Ryan
Alternates present: G. Lewis
Alternates absent: M. Beal, L. Lombard
Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:04 p.m. Alternate Lewis was appointed to act in Goodwin's place.

Minutes:

7/06/09-Gardner MOVED, Pociask seconded, to approve the 7/06/09 Minutes as written. MOTION PASSED UNANIMOUSLY. Kochenburger noted that he had listened to the tapes.

7/14/09 (Field Trip)- Holt MOVED, Gardner seconded, to approve the 7/14/09 Minutes as written. Holt, Gardner and Favretti voted in favor; all others disqualified themselves. The MOTION PASSED.

Zoning Agent's Report:

The Zoning Agent's enforcement update report, which includes year-end fiscal year information, was noted. Hirsch stated that he has revisited the Hall site and that only one trailer that needs to be removed remains. Total compliance is expected shortly. Mr. Hall also has been advised that he cannot work in unauthorized areas of his property. There was no update on the DeBoer property.

Healey Property, 476 Storrs Rd. File # 819

A 7/16/09 report from the Zoning Agent regarding Mr. Healey's identity sign request was noted. Michael Healey appeared before the Commission and explained his request for an identity sign including additional square footage to identify the collective name of the property. The additional square footage requires PZC approval. Holt explained that the plan to name the site "Old Eaton Farm" was not historically appropriate and that a name, such as "Colonel Storrs Farm", would more suitably recognize the site and one of Mansfield's most noteworthy citizens. Mr. Healey agreed to discuss his property name with Mansfield's Town Historian, R. Smith. Mr. Healey also clarified that he would be willing to provide landscape specifics for the area adjacent to the sign. It was noted that the PZC had already authorized the Chairman and Zoning Agent to approve sign details and landscaping.

Pociask MOVED, and Holt seconded, to approve the 7/14/09 request of Michael Healey for an identity sign under Article X, Section C.6.k subject to approval of the landscaping by the PZC Chairman and Zoning Agent. MOTION PASSED UNANIMOUSLY.

Public Hearing: Special Permit Renewal/Modification Request for Gravel Removal, Green Property 1090 Stafford Road, PZC File # 1258

Chairman Favretti opened the Public Hearing at 7:18 p.m. Members present and acting were Favretti, Gardner, Holt, Kochenburger, Plante, Pociask and alternate Lewis. Padick read the legal notice as it appeared in the Chronicle on 7-9-09 and 7-15-09, and noted the following communications that had been distributed to all members of the Commission: a 7-02-09 memo from G. Meitzler, Asst Town Engineer; and a 7-20-09 memo from G. Padick, Director of Planning. Chairman Favretti noted that the site had been visited as part of the 7/14/09 field trip. Since his memo was distributed at the meeting, Padick briefly explained the applicant's modification proposal and the staff finding that the proposal can be approved as a modification.

The applicant, Karen Green, submitted return receipts verifying compliance with neighborhood notification requirements. She and Philip DeSiato, who will be responsible for the proposed excavation/removal activity,

addressed questions from the Commission. Mr. Desiato confirmed that the haul route recommended by the Assistant Town Engineer would be used and would include an anti-tracking pad at Route 32. He also agreed to install all appropriate sediment and erosion controls, particularly where a haul road culvert will be replaced.

There were no questions or comments from the public. After a brief discussion, Plante MOVED, Gardner seconded, to close the Public hearing at 7:26 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Eagleville Brook Impervious Surface TMDL Project.

Zoning Agent Hirsch and Chairman Favretti briefed the Commission on the stakeholders meeting that was held on 7/14/09. They noted that the meeting was well attended and that findings and recommendations were expected to be ready by the end of October 2009.

**Holt MOVED, Plante seconded, to recess the PZC meeting until the completion of a special Inland Wetlands Agency meeting. THE MOTION CARRIED UNANIMOUSLY. The meeting was recessed at 7:35 p.m.

**Favretti reconvened the Planning and Zoning Commission meeting at 8:05pm. The same members were present.

Public Hearing:

Application to Amend the Zoning Map and Special Permit Application for a Proposed 35 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, PZC Files #1283 and #1284

Chairman Favretti opened the continued Public Hearing at 8:05 p.m. Members present were Favretti, Gardner, Holt, Kochenburger, Plante, Pociask and alternate Lewis, who was designated to act.

G. Padick, Director of Planning noted that revised plans had been submitted since the last hearing together with a 7-13-09 letter from project engineer, Pat Lafayette, explaining the revisions and supplemental data submitted. The applicant and Commission agreed that the testimony from the Inland Wetlands Agency public hearing that preceded this continued hearing would be entered into the record.

Project Developer, Bill Collins, and Mr. Lafayette discussed the revised plans and presented new elevation plans. Particular attention was given to changes in the proposed affordable housing units. Mr. Collins noted that the redesigned low/moderate income units would have an estimated price of \$200,000 to \$220,000. Chairman Favretti questioned Mr. Lafayette's statement that all units would have a minimum setback of 20 feet from adjacent units and Mr. Lafayette agreed to review the plans and increase setbacks to meet this standard. He also agreed to have his Landscape Architect revisit the plans to eliminate species that are not reliably hardy in this area. Chairman Favretti agreed to provide assistance in identifying species of concern. Pociask noted that he had identified some duplicate details and assorted issues with notes and separation distance provisions. Padick noted that staff update reports have not yet been prepared and that he would review these issues. After discussing planned association maintenance requirements, Mr. Collins agreed to provide planned condominium rules and regulations. He also clarified that 4 basic colors would be used for the units to help site aesthetics. It was agreed that revised plans should be made available on the Town's web site in an effort to keep the neighborhood and interested citizens informed. Mr. Lafayette agreed to provide electronic copies of the plans.

There were no comments or questions from the public. Holt MOVED, Plante seconded, that the Public Hearing for the Whispering Glen application (PZC File #1283 & 1284) be continued until August 3, 2009. MOTION PASSED UNANIMOUSLY. The public hearing was recessed at 8:25

Other Old Business:

2. Draft Revisions to the Zoning and Subdivision Regulations File #907-

Kochenburger MOVED, Holt seconded, to approve effective August 1, 2009, revisions to Articles III and IV to address property in more than one town or more than one zone; Article VII to authorize limited live music permits that can be issued by the Zoning Agent; Article VIII to exempt small satellite dish antennae from setback requirements and to authorize potential height exceptions for wind turbines; Article X to recognize community wells as public water facilities; Article X, Section F to limit mobile home park

expansions to original lots and to clarify standards for temporary occupancy of travel trailers, motor homes, etc; Article X, Section M to clarify efficiency unit requirements for kitchen and bathroom areas and owner occupancy; Article XI to refine the list of activities needing zoning permits and to authorize staff to accept bonds for work authorized by a Zoning Permit. The subject regulation revisions were identified in a 4/27/09 draft as Zoning Regulations items B,D,E,F,G,H and J. The subject Zoning Regulation revisions, which are attached, were presented at a Public Hearing on June 15, 2009.

Except for the clarification revisions noted below, the adopted regulations have the same wording as presented in the 4/27/09 draft. The following minor wording revisions have been incorporated into the attached regulations as hereby approved:

- In Article VII, Section B.1.g. the first clause shall read “All satellite dish antenna greater in diameter than one (1) meter (39.37”) shall be located.....”
and in line 4 the second sentence shall begin “Satellite dish antenna greater in diameter than one (1) meter (39.37”) shall meet.....”
(This revision was recommended by the Town Attorney)
- In Article X, Section F.7.c the word “trailer” shall be inserted after “travel” in line 1. This revision will make the wording consistent with the second paragraph of this section.

In approving these Zoning Regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield’s Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry; residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development.

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The revisions to Articles III and IV clarify requirements for property situated in more than one zoning district or more than one municipality.
3. The revisions to Article VII expedite approval of limited live music permits provided neighborhood impact criteria are met.
4. The revisions to Article VIII incorporate federal exemptions for small dish antennas and include wind turbines as a structure where exceptions to maximum height provisions can be authorized.

5. The revisions to Article X recognize community wells as public water facilities as per state health provisions.
6. The revision to Article X, Section F to clarify existing provisions, particularly regarding temporary occupancy of travel trailers, motor homes, etc and limit potential mobile home park expansions to original park sites.
7. The revisions to Article X, Section M clarify acceptable kitchen and bathroom area requirements and strengthen owner occupancy documentation provisions.
8. The revisions to Article XI, Section C adds to the existing listing, site work and improvements that cannot be started without zoning permit approval.
9. The revisions to Article XI, Section E give the Zoning Agent new authority to receive bonds for site work.

MOTION PASSED UNANIMOUSLY.

Kochenburger MOVED, Holt seconded, to approve effective August 1, 2009, revisions to Articles VII, Section G and Article X, Section J to delete in its entirety provisions to authorize as a "conversion" additional dwelling units in residential structures over 20 years in age. The subject regulation revisions were identified in a 4/27/09 draft as zoning item C. The subject Zoning Regulation revisions were presented at a Public Hearing on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development.

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The conversion provisions that are being deleted from the Zoning Regulations have been in existence since the 1960's and are no longer considered appropriate. The approval criteria are not adequate to address potential neighborhood impacts and potential health and safety concerns. The existing provisions do not protect property values and goals and objectives as expressed in Mansfield's Plan of Conservation and Development.

MOTION PASSED UNANIMOUSLY.

Kochenburger MOVED, Holt seconded, to approve effective August 1, 2009, revisions to Article X, Section O to incorporate new provisions that authorize the limited storage or parking of vehicles, equipment and/or materials as a home occupation use. The subject regulation revisions were identified in a 4/27/09 draft as item I. The subject Zoning Regulation revisions, which are attached, were presented at a Public Hearing on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of potential public surface and ground drinking water supplies;

The subject regulation revisions have been adopted because they promote most if not all of these statutory goals. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.
2. The existing Zoning Regulations do not include provisions that authorize contractors, tradesmen and other home occupation uses to store or park vehicles, equipment and/or materials on their property. This approval provision includes appropriate standards to address potential neighborhood impacts.

MOTION PASSED UNANIMOUSLY.

Kochenburger MOVED, Holt seconded, to approve effective August 1, 2009, revisions to Sections 3 and 6.10 of Mansfield's Subdivision Regulations to incorporate a definition of yield plan and to clarify yield plan submission and approval requirements, particularly with respect to associated Inland Wetlands Agency reviews. The subject regulation revisions were identified in a 4/27/09 draft as subdivision item A. The subject Subdivision Regulation revisions, which are attached, were presented at a Public Hearing on June 15, 2009.

In approving these regulation revisions, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-25. The Commission has adopted the subject regulation revisions for the following reasons:

1. The subject regulation revisions help implement goals, objectives and recommendations contained in Mansfield's 2006 Plan of Conservation and Development and are fully consistent with recommendations contained in State and Regional land use plans.

2. The revisions clarify yield plan provisions by adding a definition and by clarifying submission and approval criteria. Yield plans are an important tool for implementing Mansfield's cluster subdivision regulations and flexible lot size and setback provisions. The revisions will help promote appropriate cluster development and will help preserve natural, historic and scenic resources.
3. The existing provisions did not appropriately address associated Inland Wetlands Agency permit requirements. The new provisions clarify the role of the Inland Wetlands Agency in reviewing yield plan submissions.

MOTION PASSED UNANIMOUSLY.

3. Draft 2009 Windham Regional Land Use Plan

A 7/20/09 report from the Director of Planning (including a draft letter for submittal to the Windham Regional Planning Commission) and a 7/19/09 email from the Conservation Commission were received. Padick discussed, with the Commission, the concerns of the Conservation Commission regarding land south of Pleasant Valley Road and the mapping revisions that were recommended in the draft letter. It also was agreed that the letter should be amended to include a development designation for the UConn Depot Campus area. After agreeing that the Director of Planning's recommendations were appropriate, Lewis MOVED and Gardner seconded, that the Planning and Zoning Commission authorize its Chairman to concur with the Mayor comments on the 2009 Draft Windham Regional Land Use Plan. The Town comments shall include recommendations contained in a 7/20/09 draft letter prepared by the Director of Planning and recognition of the UConn Depot Campus area that is served by public infrastructure as a recommended area for development. If the Town Council is not in agreement with these recommendations, the Chairman is authorized to submit an independent letter. THE MOTION CARRIED UNANIMOUSLY.

4. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue

Padick noted that his staff report with a bulleted list of potential changes will be included in the August 3rd packet.

New Business:

Holt MOVED, Gardner seconded, to receive the Special Permit application File #1276-2 submitted by Yadollah Ghiaei for a conversion to a two-family residence on property located at 1620 Storrs Road, owned by the applicant, as shown on plans dated 7/15/09, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for September 8, 2009. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

There were no reports.

Communications and Bills:

Noted. It was recognized that the referral in the packet was from Chaplin not Coventry as listed.

Adjournment:

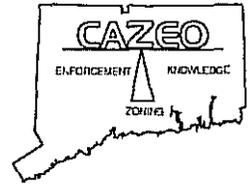
Favretti declared the meeting adjourned at 9:12 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: July 30, 2009

MONTHLY ACTIVITY for July - 2009

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Watt/Welch	19 Hillside Cir.	House add. & efficiency
Tambling	19 Clark St.	6 x 8 shed
Drew	24 Pleasant Valley Rd.	16 x 24 shed
Ivan/Blaggen	454 Storrs Rd.	site redevelopment
Giordano	64 Puddin La.	lot line revision
Beaudoin Cont.	46-48 Liberty Sq.	3 multi-fam.
Mansfield Academy of Dance	871 Stafford Rd.	dance studio
Cayer	393 Stearns Rd.	5 x 7 addition
McCarthy	82 Willowbrook Rd.	10 x 14 shed
Taintor	27 Quail Run Rd.	deck/hot tub

CERTIFICATES OF COMPLIANCE

McMorrow	18 Spring Hill Rd.	shed
Blanchette	172 Storrs Rd.	deck
Tambling	19 Clark St.	shed
Martin	1250 Stafford Rd.	pool & deck
Pereira	719 Browns Rd.	pool & deck
Kussow	652 Browns Rd.	1 fm dw
Kielbania	408 Browns Rd.	barn additions
Redmerski	83 Sawmill Brook La.	sunroom & deck
Neborsky	389 Browns Rd.	shed

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**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: July 30, 2009
Re: Whispering Glen, 73 Meadow Brook Lane
A. Zone change application to DMR, File #1283
B. Special permit application for 37-unit multi-family development



This memo updates and supplements my 4/30/09 and 5/28/09 reports. It is based on a review of revised plans dated 6/30/09 and additional information submitted by the applicant, including undated renderings by Mark A. Corneau, AIA, and other documents referred in a 7/13/09 letter from Project Engineer, P. Lafayette. The following review comments are organized based on my previous reports.

General

The revised plans reduce the number of proposed units to 32, reduce the roadway and driveway widths, significantly alter the roadway configuration and unit layout and utilize a distinct unit type for the proposed seven (7) affordable units. Although there are revisions to the proposed stormwater system, the overall change in storm discharges is minor. The most significant revisions were discussed at the July 20, 2009 Inland Wetlands Agency and Planning and Zoning Commission Public Hearings. As per the Commission's request, the revised plans have been posted on the Town's website since 7/24/09.

**PROPOSED ZONE CHANGE FROM R-20 TO DESIGNED MULTIPLE RESIDENCE (DMR)
ZONE CHANGE REVIEW FACTORS**

As previously reported, the PZC must act on two distinct but interrelated applications. The request to rezone the subject site to DMR must be acted upon first based on the standards of Article XIII. In this reviewer's opinion, the proposal is consistent with Mansfield's Plan of Conservation and Development and the primary issue is whether the specific plan presented addresses potential environmental and neighborhood impacts and design criteria.

REVIEW OF SPECIAL PERMIT FOR MULTI-FAMILY HOUSING

Sanitary

- Any approval motion needs to reference approvals by the Windham Water Works and Windham Water Control Facility Superintendents.
- Two sewer line revisions recommended by the Assistant Town Engineer can be addressed in an approval motion.

Roads/Traffic/Parking

- The revised plans reduce the proposed interior roadway to a width of twenty (20) feet. This width is acceptable to staff but, based on the provisions of Article X, Section D.7, requires specific PZC approval. The reduced width provides more flexibility for siting buildings and other site improvements.
- In addition to garage and individual driveway parking spaces, the revised plans include a service vehicle parking space, three standard sized visitor parking spaces and two handicap parking spaces.
- The northerly handicap space is not perpendicular to the roadway system and needs to be relocated and sized as per State requirements. The current location for this space also conflicts with a depicted snow storage area. The southerly handicap space needs to be widened to meet State requirements and a sign needs to be depicted.

- The depicted handicap parking sign detail needs to be more generic with reference to State requirements. The current detail lists a specific fine amount which may not be applicable.
- The revised plans suitably address needed revisions for the wood chip path within the southerly open space area.
- Sheet L-8 indicates a 4 foot wide stonedust walkway along the site frontage. The detail for this path on sheet 9 needs to be revised to be consistent with the proposed 4 foot width.
- As previously noted, any approval motion needs to specifically address maintenance requirements for the roadway, walkways, drainage system, sewer and water lines and other site improvements.

Drainage/Environmental Impact

- As previously noted, no PZC action should take place until the IWA has acted on this project.
- The proposed site grading and associated drainage system and unit floor elevations needs to be reviewed and revised where appropriate to reduce potential stormwater problems. In particular, the finish floor elevations of units 28, 29 and 30 are below the adjacent street grade and the finish floor elevations of units 3, 4, 15, 17, 19, 21, 24 and 25 are below adjacent rain garden elevations. The attached report from John Lenard of Mansfield's Design Review Panel, identifies some additional grading and drainage revisions that need to be addressed by the applicant. All of these grading and drainage issues appear to be addressable.
- As previously noted, any approval motion needs to address any excess material to be removed from site. The site cut/fill analysis chart on Sheet 4 needs to be updated upon completion of final grading plans.
- My 5/28/09 report identifies additional conditions that need to be incorporated into any approval motion. These recommended conditions address drainage and landscaping construction and maintenance issues.

Architectural Plans, Landscaping, Lighting, Signs

- The revised plans include a new design for the seven (7) proposed "affordable" units and a significant revision of the building layout. The current plans propose eight (8) units in four (4) duplex buildings; twelve (12) units in four (4) tri-plex buildings and twelve (12) units in three (3) quad buildings. Four (4) of the dwelling units are labeled "accessible" to address building code provisions.
- The applicant has submitted renderings providing more information about the exterior design of the planned buildings. At the July 20th Public Hearing, additional information was provided by Mr. Collins regarding planned siding and the use of four complementary colors to enhance building aesthetics. To address Mansfield Zoning requirements, the color and nature of proposed building materials (roof, siding, trim, etc) needs to be more specifically documented.
- The 7/13/09 cover letter from Development Solutions LLC, indicates that floor plans and elevations for the "affordable" units will be provided. This information has not yet been received.
- It should be determined whether the originally submitted floor plans and elevations for the standard units remain applicable.
- The revised plans significantly increase the number of units with south and southwesterly facing walls.
- The applicant has indicated that twenty (20) foot separation distances are now planned for all units. Units 2 and 3 and 21 and 22 do not meet this planned separation distance. As previously noted, the proposed separation distances need PZC approval pursuant to Article X, Section A.6.f.
- The applicant has provided a July 2009 draft affordable housing strategy. The draft expresses a clear intent to work with the Town to address the provisions of Article X, Section K. Subject to receiving architectural plans for the affordable units so that square footage requirements can be addressed, the submittal is considered acceptable with respect to Mansfield's affordable housing provisions. This issue should be addressed in any approval motion.
- The Sheet 1 chart of Zoning Requirements needs to be revised to incorporate "maximum" and "minimum" labels in the required column; in the units greater than 2,400 square feet row, seven (7) should be changed to eight (8) and thirteen (13) should be changed to eight (8). The last revision is needed based on the provisions of Article X, Section 6. j. which specifies that no more than twenty-five (25) percent of the units shall exceed 2,400 square feet of livable floor area.
- The revised landscape plans include quantities for each of the proposed plant species. Approximately 180 trees, 1,600 shrubs and 4,000 perennials and ornamental grasses are proposed in this very extensive plan. A

few species that many not be appropriate for this site have been identified and some plan revisions are expected.

- The revised landscape plan includes a small sitting area on the southerly side of the new community green area. This sitting area is considered appropriate and accordingly, the “mini-sledding area” depicted on Sheet 3 should be deleted.

Neighborhood Impact

- No new communications have been received from neighboring property owners.
- The revised plans have shifted a number of units away from easterly and westerly property lines but a few units remain close to the property line of the East Brook Heights Condominium site. As previously reported, the PZC has the authority to approve setbacks from property lines that abut streets or adjacent design development districts. The proposed setbacks are considered acceptable by this reviewer.

Other

- Any approval motion needs to document provisions for the proposed conservation easement area. The Town’s model conservation easement format can be used but exceptions will need to be made to address sewer lines and trail/recreational improvements.
- The approval blocks need to be revised to label “Mansfield Inland Wetlands Agency.” Approval block also need to be added to the landscape plan sheets.

SUMMARY OF ZONE CHANGE AND SPECIAL PERMIT APPLICATIONS

The revised plans are considered a significant improvement over the previous submissions. The reduction in the number of units and revised layout for roadways and buildings enhance the overall design without significantly altering environmental impacts. Some additional fine tuning of the plans is needed and some additional architectural documentation must be submitted but these issues can be addressed with approval conditions. My reports identify a number of additional conditions that are needed to address construction and maintenance issues.

No PZC action can take place until after the IWA has acted. Due to statutory time periods, the Public Hearings on the subject applications must be closed on August 3rd or, with a special meeting, shortly thereafter. The primary issues for PZC judgment are reported in my 5/28/09 report.

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Memorandum:

July 28, 2009

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: W1424 - Whispering Glen - Condominiums - Meadowbrook Lane

plan reference: dated revised 6.30.2009

This application has been modified with some reductions in pavement width and the total number of units (now 32 units).

The plan has been modified in reduced number of units, reduced width of roadway and driveways, and increased grass and planting areas. Major revision of the footpath locations has been done and two concrete benches have been added along the trails.

The net effect of the changes on runoff is small. Where five fewer roofs are now on the plan, the revised roadway is longer but narrower. The net increase and decreases tend to offset each other.

The project is laid out in three phases - silt fence surround has been provided for each phase section.

The application submissions indicate development will occur over 7+ acres. This triggers a referral to Chris Stone's office in the Department of Environmental Protection.

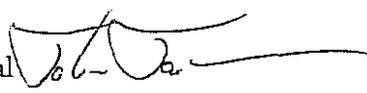
Recommended Conditions:

1. the 95' sewer pipe section running between sewer man hole #9 and sewer man hole #10 shows an uphill slope running from 239.0 to 239.1 elevation (sheet 5 of 10). Sewer manhole 9 needs to be raised about 6" to provide a downhill slope. This may require lateral movement to avoid conflict with nearby water lines.
2. the sewer connection being made to the existing manhole on the Conantville Sewer Interceptor needs to be revised to show the new incoming line's sweep running to the left (east) instead of to the right (west). The Interceptor flow is from west to east.
3. the Conantville Interceptor is owned by the Town of Windham, the work of connecting to this line must be coordinated with Dave Garand at the Willimantic sewer treatment plant.
4. the water system here is owned by the Town of Windham and all of the water line work must meet their requirements.
5. the stream flow diversion shown is to be done at a time of low water. As this year has shown, this is not always predictable for more than a short period ahead. A plastic tarp is to be kept on hand, of sufficient size to serve as an emergency liner for stream flow.
6. any approval should become effective only when all required state DEP permits have been obtained.



Town of Mansfield
Mansfield Fire Department
Office of the Fire Marshal



To: Planning and Zoning Commission
From: John Jackman, Deputy Chief/Fire Marshal 
Date: Wednesday, July 29, 2009
Re: Revised site plans - Whispering Glen, LLC – 73 Meadowbrook Lane

After reviewing the revised site plan and file for a proposed zone change and special permit application for a 32 unit condominium complex located 73 Meadowbrook Lane, submitted by Whispering Glen LLC, I have the following comments:

- The site plans are in compliance with the Town of Mansfield Fire Lane Ordinance.
- The fire hydrants locations are acceptable.
- Landscaping with trees, shrubs or ornamental plantings within 5 feet of the hydrant should be avoided, as the landscaping may block the accessibility and usability of the fire hydrants or obstruct fire hydrants from view.

NOTES ON WHISPERING GLEN

Generally speaking this plan is much improvement over the prior submittal.

Patios of units 9, 10 and 4 are within 5 ft of property line

Houses 31 and 22 are much too crowded; particularly unit 22 is within 15 of unit 21 units.

The area indicated for "recreation areas" is a good idea There is a need for an open space between buildings, but I do not think that it is suitable for any kind of recreation particularly after the "rain gardens" are constructed.

I do not see locations for garbage bins.

I have reservations about the "rain gardens" who will maintain these? It also uses much of the "recreation area"

Units 28-29-30 are below the grade of the street, not a good idea.

Something is wrong with the grading of the "recreation area" Contour 240 behind units 5 and 30 morphs into contour 242 that is an error. Bldg 22 F/F is 242.5 while Unit 21 F/F is 238.5 there should be a 240 contour between them. So Unit 21 will view a 4 ft foundation wall?

The North Arrow is missing on the Grading and Drainage Plan

CB-9 should be moved to the West side of the street, because that side of the street is at the bottom of a 6 ft embankment. Also there should be a C.B. in front of unit 18 because that side of the road is lower.

I did not have time to check all the utility crossings; water and sewer lines are crossing at numerous locations and the elevations of these crossings must be checked and in case of conflict, special protection must be provided for the water mains.

John Lenard, P.E.

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DRAFT APPROVAL MOTION

GREEN SPECIAL PERMIT FILE #1258

_____ MOVED, _____ seconded, to approve with conditions the application of K. Green (File # 1258) for a special permit modification and permit renewal for gravel removal activity at 1090 Stafford Road. The approved area for new excavation is shown on maps dated 7/2/09 and authorized work is described in a 6/15/09 letter from the applicant, other application submissions and testimony at a Public Hearing on 7/20/09. This approval is granted because the application as hereby approved is considered to be in compliance with Article XI, Section D, Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 7/2/09 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetland Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work for both the original and new areas of excavation are not completed by 7/1/2010, renewal of this Special Permit shall be required.
6. This approval accepts the applicant's requested waivers of map submission requirements. The information provided is adequate to address all applicable approval requirements.

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 7/30/09
Re: Potential Zoning Options for Land South of Pleasant Valley Road Currently Zoned Industrial Park



The following options attempt to reflect recent PZC discussions regarding land south of Pleasant Valley Road that has been zoned Industrial Park (IP) for decades. Discussion and refinement of these potential options at Monday's meeting will facilitate the drafting of specific regulatory provisions for consideration in September. A map used for 1/30/08 proposals is attached for locational purposes. All estimates of potential multi-family housing units are based on generic information and should only be used as a rough guide. Inland Wetlands Agency requirements also could significantly affect the number of potential units.

OPTION #1

Rezone the entire area now zoned IP (about 110 acres) to a new classification that would allow a mix of residential, commercial and agricultural uses. Permitted uses for this new zone could include:

- Multi-family Housing at a maximum density of 1 unit per 10,000 square feet of land exclusive of wetlands and steep slopes. This would provide for approximately 250 units if all land was developed in multi-family projects. (Note: the adjacent Pleasant Valley Residence Agriculture Zone (PVRA) authorizes a maximum density of 1 unit per 5,000 square feet exclusive of wetlands/steep slopes).
- Age Restricted Housing as per PVRA and Age Restricted Housing Zone provisions.
- Office and Research and Development uses with emphasis on research and specialized products and not mass production. (Note: Similar to Research and Development /Limited Industrial Zone provisions for former CT. Technology Park project north of UConn Campus).
- Commercial Agricultural uses including retail sales of agricultural and horticultural products.
- Repair services for farm equipment and machinery, with accessory truck/auto repair.
- Commercial recreational uses.
- Veterinarian hospitals/commercial kennels.

Approval Criteria for this new zone could include:

- 25 acre minimum lot sizes for any new lots.
- Cluster designs with 50% agricultural land preservation provisions. (Note: Similar to PVRA zone but with clarification of open space/recreation requirements and refined locational and phasing provisions for agricultural land preservation).
- Affordable Housing and Unit Mix provisions similar to PVRA and Design Multiple Residence zone provisions.
- Sewer and water service requirements for non-agricultural uses.

OPTION #2A

Rezone land east of Conantville Brook to a refined PVRA zone and re-zone Industrial Park land west of Conantville Brook to a refined Pleasant Valley Commercial Agriculture zone that would be similar to the zone described in Option #1 but without residential uses. As previously noted, the PVRA zone provides for twice the residential density as the Option 1 proposal. If the entire area designated for rezoning to PVRA is developed in multi-family projects, the maximum number of units would be about 200

OPTION #2B

Same as Option 2A above, except that the land west of Mansfield City Road would be added as an additional PVRA zone. This option would potentially add a maximum of 275 additional units if the two PVRA areas are developed in multi-family housing.

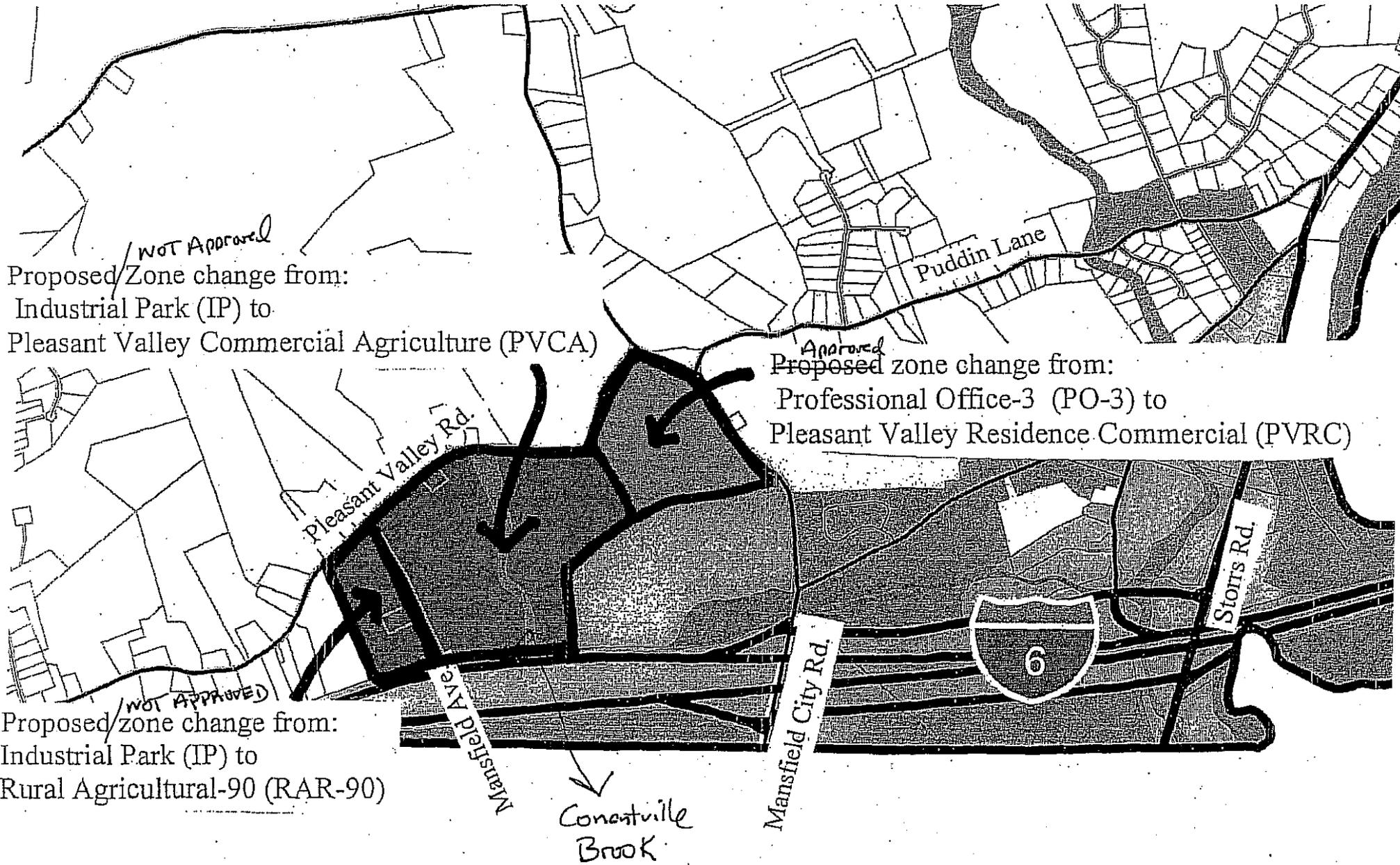
OPTION #3A:3B

Same as 2A and 2B but maximum residential densities would be 1 unit per 10,000 square feet exclusive of wetlands/steep slopes as provided for in Option #1. If these areas were all developed in multi-family projects, these options potentially would provide for 100 units in Option 2A and 140 units in Option 2B.

Map Provided to Y2C for General Location + Property Line Purposes

~~1/30/08 DRAFT REVISIONS TO MANSFIELD'S ZONING MAP~~

gsp 7/30/09



NOT APPROVED
Proposed Zone change from:
Industrial Park (IP) to
Pleasant Valley Commercial Agriculture (PVCA)

APPROVED
Proposed zone change from:
Professional Office-3 (PO-3) to
Pleasant Valley Residence Commercial (PVRC)

NOT APPROVED
Proposed/zone change from:
Industrial Park (IP) to
Rural Agricultural-90 (RAR-90)

Conestville
Brook

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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on August 12, 2009 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Jerome D. Sipple for a Variance of Art VIII, A to construct a 25' x 44' steel garage building, approx 4' from the side property line at 30 Jude Ln.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated July 23, 2009.

Carol Pellegrine

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UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1989-2009
UPDATED AS OF JULY, 2009

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Spring, 1989	8,911	437	9,348
Fall, 1989	8,772	432	9,204
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,970
Spring 2009	11,025	492	11,517

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments. Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1989-2009
UPDATED AS OF JULY, 2009

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Spring, 1989	11,612	1,344	12,956	-----	
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments.
 Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut

TOWN OF MANSFIELD PLANNING & ZONING COMMISSION



AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330

July 30, 2009

Windham Regional Planning Commission
c/o Ms. Jana Butts
700 Main Street
Willimantic, CT 06226

Re: Draft 2009 Windham Regional Land Use Plan

Dear Regional Planning Commissioners and staff:

Mansfield's Planning and Zoning Commission has reviewed the draft 2009 Windham Regional Land Use Plan. The following comments and recommendations for revisions are forwarded for your consideration:

1. The Regional Planning Commission and its staff are congratulated for their excellent work in updating the 2002 Regional Land Use Plan. This important document is clearly written and well organized. The plan's visions for the region and the goals, policies and recommendations for regional land use actions are consistent with Mansfield's 2006 Plan of Conservation and Development; Mansfield's 2008 Strategic Plan; Mansfield 2020: A Unified Vision; and the current State Conservation and Development Policies Plan. The precise action recommendations contained in Appendix A will facilitate implementation by municipal and regional officials.
2. The draft plan's refined recommendations for promoting sustainable development in areas with public infrastructure, protecting the region's historic and natural resource features and increasing public transportation opportunities are particularly important. The plan's specific support of Mansfield's Storrs Center project is appreciated.
3. Subject to the specific map revision recommendations provided in items #4 and #5 below, the draft mapping included with the regional plan also is considered to be consistent with current, local and State land use plans. The use of four separate maps to present land use data is a significant improvement.
4. State owned land along Route 44 (east of Route 32), containing the University of Connecticut's Depot Campus and the Bergin Correctional Center, should be included in a regional center classification. This area is served by UConn's sewer and water systems and contains many existing high-density uses. The university has identified this area for future growth and is in the process of updating a master plan for the Depot Campus. University officials can provide more information regarding future land use plans for this area.
5. Although the plan mapping clearly notes that it should be used as a guide, the boundaries for the region's two Regional Center designations are specifically delineated and likely will be used for future determinations of whether a land use project is consistent with the plan. Future grants and land use permits may be affected by this mapping. It is essential that the Regional Center boundaries be delineated carefully after receiving comments from affected towns. There are few areas in our region with existing or potential public sewer and water service and appropriate opportunities for development need to be provided if the overall vision, goals and policies for the region are to be achieved.

Mansfield Planning and Zoning Commission has identified five (5) recommended revisions to the depicted regional centers that warrant your reconsideration. We have spent a considerable amount of time studying areas that are appropriate for future development and these areas should be included with the regional center land use classification.

More specifically:

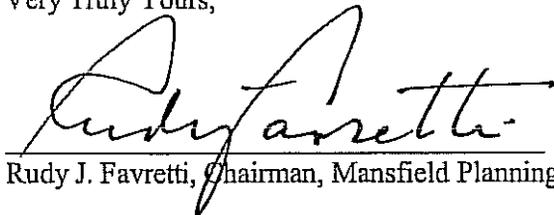
- a. Two areas designated in Mansfield's Plan of Conservation and Development as Medium to High Density Age Restricted Residential should be included in the Storrs Regional Center (see attached map).
 - The northerly area (north of Route 44 and west of Cedar Swamp Road) contains existing commercial uses and is within Mansfield's Planned Four Corners sewer service area.
 - The southerly area (west of Maple Road and south of the Mansfield Nursing and Rehabilitation Center) is the site of a planned assisted living and age restricted housing project by a Mansfield designated preferred developer. This site is adjacent to existing sewer and water service areas.

- b. Three areas designated in Mansfield's Plan of Conservation and Development as "Planned Development Areas" should be included in the Willimantic Regional Center (see attached map).
 - The easterly area (east of Storrs Road from the Willimantic Water Works to the Windham Town Line) contains "Planned Office/Mixed Use", "Medium to High Density Residential", and "Planned Business/Mixed Use" classifications in Mansfield's Plan. This area is served by existing water and sewer service and a number of properties have redevelopment opportunities.
 - The second area (south of Puddin Lane between the Freedom Green development and Sawmill Brook) is classified as "Medium to High Density Residential" in Mansfield's Plan. This area contains two larger parcels that could be utilized for multi-family housing.
 - The westerly area (south of Pleasant Valley Road and west of Mansfield City Road) is classified as "Agriculture/Medium to High Density Residential/Open Space" in Mansfield's Plan. The land has been zoned Industrial Park since the 1960's and is included in development classifications in the current State Land Use Plan and 2002 Windham Regional Land Use Plan. This area is one of a very limited number of areas in Mansfield that can be served by public water and sewer systems and therefore, could support appropriately planned and designed medium to high density development. Including this area within the regional center classification will promote local and regional economic development and affordable housing goals and objectives.

It is recognized that this scenic area contains prime farmland soils, wetlands and floodplains and that it is underlain by a stratified drift aquifer. This area has been and continues to be studied by the PZC, in collaboration with affected property owners, in an effort to both protect these resources and allow an appropriate mix of medium density development designed in a cluster pattern. Of importance, a majority of this area is owned by one property owner, which will facilitate the appropriate planning and design of future land uses. Classification of this area in the regional center category will assist Town officials with our ongoing efforts to collaboratively plan for both appropriate economic development and resource protection.

Thank you for affording Mansfield officials an opportunity to comment on the 2009 Draft Land Use Plan for the Windham Region. If you have any questions regarding Mansfield Planning and Zoning Commission comments and recommendation, please contact Mr. Gregory J. Padick, Mansfield Director of Planning at (860) 429-3329 or padickgj@mansfieldct.org

Very Truly Yours,



Rudy J. Favretti, Chairman, Mansfield Planning and Zoning Commission and Inland Wetland Agency

CC: Mansfield Planning and Zoning Commission, Mansfield Town Council,
Mansfield Conservation Commission; Mark Paquette, Executive Director, WINCOG